



# JAMAICA PLAIN DATA PROFILE

Department of Neighborhood Development  
Policy Development & Research Division

## Jamaica Plain

## Boston

### TOTAL POPULATION

(US Bureau of the Census)

<b>2000</b>	<b>38,196</b>	<b>589,141</b>
1990	40,995	574,383
% Change 1990-2000	-6.8%	2.6%

### LAND AREA (Sq. Miles)

3.2	47.6
-----	------

### DENSITY, Persons per Square Mile

2000	11,936	12,377
1990	12,811	12,067

### OPEN SPACE, 1999, Percent of Neighborhood Land Area

33.9%	20.7%
-------	-------

### RACE & ETHNICITY, 2000 Number and Percentages

(US Bureau of the Census)

White	19,030 (50%)	291,561 (50%)
Black	6,390 (17%)	140,305 (24%)
Hispanic	8,958 (23%)	85,089 (14%)
Asian or Pacific Islander	2,485 (7%)	44,280 (8%)
Native American	100 (<1%)	1,517 (<1%)
Other	180 (<1%)	8,215 (1%)
Multi-Racial	1,053 (3%)	18,174 (3%)

### TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)

English	20,781 (66%)	322,119 (68%)
Spanish	5,665 (18%)	57,005 (12%)
Chinese	1,251 (4%)	15,151 (3%)
French and French Creole <sup>1</sup>	661 (2%)	21,111 (5%)
African Languages	504 (2%)	3,370 (<1%)
Russian	458 (1%)	5,696 (1%)

### AGE, 2000 Number and Percentages

(US Bureau of the Census)

Under 18	7,047 (18%)	116,559 (20%)
18-64	27,184 (71%)	411,246 (70%)
65+	3,965 (10%)	61,336 (10%)

<sup>1</sup> French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

## JAMAICA PLAIN DATA PROFILE (Continued)

	<u>Jamaica Plain</u>	<u>Boston</u>
<b>MEDIAN HOUSEHOLD INCOME, 1999</b> (US Bureau of the Census)	\$41,524	\$39,629
<b>POVERTY, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Poverty Universe)	7,628 (20.9%)	109,128 (19.5%)
<b>LOW/MODERATE INCOME PERSONS, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	18,867 (54.0%)	311, 414 (56.2%)
<b>HOUSEHOLDS &amp; TENURE, 2000</b> (US Bureau of the Census)		
Occupied Housing Units	15,768	239,528
Percentage Owner-Occupants	31.5%	30.7%
<b>HOUSING COSTS, 1999</b> (US Bureau of the Census, specified renter households)		
Renters Paying More than 35% of Household Income Towards Rent	29.3%	32.1%

### RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>Jamaica Plain Sales</u>	<u>Jamaica Plain Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
2003	484	\$334,000	7,195	\$340,000
2002	492	\$322,250	7,878	\$315,000
2001	439	\$279,000	6,550	\$267,750
2000	543	\$241,500	7,687	\$235,000
1999	521	\$188,200	8,298	\$184,000

### RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	0 (0%)	22 (0.3%)
2002	2 (0.4%)	42 (0.5%)
2001	1 (0.2%)	32 (0.4%)
2000	2 (0.4%)	75 (0.9%)

### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	8 (0.2%)	264 (0.3%)
	Commercial/Mixed	9 (2.8%)	184 (2.3%)
2002	Residential	9 (0.2%)	304 (0.4%)
	Commercial/Mixed	8 (2.5%)	176 (2.2%)

## JAMAICA PLAIN DATA PROFILE (Continued)

### BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Jamaica Plain</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	1,559	32.7%	86.8%	29,959	39.5%	84.3%
Two Family	1,058	22.2%	71.9%	18,208	24.0%	72.3%
Three Family	1,279	26.8%	47.7%	15,643	20.6%	54.6%
<b>Total 1, 2, 3 Family Properties</b>	<b>3,896</b>	<b>81.8%</b>	<b>69.9%</b>	<b>63,810</b>	<b>84.0%</b>	<b>73.6%</b>
Four-Six Family	166	3.5%	17.5%	2,858	3.8%	27.7%
Apartment Buildings	82	1.7%	3.7%	2,373	3.1%	5.4%
Mixed Residential/Commercial	131	2.7%	4.6%	2,283	3.0%	15.0%
Condominium Associations	490	10.3%	N/A	4,615	6.1%	N/A
Condominium Units	2,676	N/A	66.1%	41,207	N/A	53.2%
<b>Total Residential &amp; Mixed Properties</b>	<b>4,765</b>	<b>N/A</b>	<b>N/A</b>	<b>75,939</b>	<b>N/A</b>	<b>N/A</b>

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

### COMMERCIAL SALES

(Banker & Tradesman)

	<u>Jamaica Plain</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	4	\$1,510,777	156	\$443,094,876
2002	9	\$7,469,000	211	\$1,201,863,406
2001	8	\$8,721,500	182	\$782,877,160
2000	6	\$5,856,206	266	\$1,550,779,618